MINUTES OF A SPECIAL MEETING

WHITE WOLF MOUNTAIN INFRASTRUCTURE FINANCING DISTRICT
BOARD OF TRUSTEES

INITIAL MEETING
Friday, June 20, 2025, at 3:00 p.m.
1633 W Innovation Way, Suite 100, Lehi, UT 84043

The meeting was also held via teleconference and open to the public.

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Utah. The following members of the Board of Trustees were in attendance:

David Wilson
Dylan Zollinger
Breanna Crockett

Also present: Megan Murphy, Esq., and Betsy Russon, Esq. WBA, PC, District General Counsel

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present and in person. Upon a motion duly made and seconded, the meeting was called to order at 10:07 a.m.

Preliminary Action Items

Acknowledge Resignation of Sean Clark and Kellen Jones, effective June 12, 2025

The Board acknowledged the resignation of Sean Clark and Kellen Jones, effective June 12, 2025.

Ratify Resolution Appointing Individuals to the Board of Trustees

Ms. Murphy presented the Resolution Appointing Individuals to the Board of Trustees to the Board. Upon a motion duly made and seconded, the Board unanimously ratified adoption of the Resolution Appointing Individuals to the Board of Trustees on June 12, 2025.

Election of District Chair

Upon a motion duly made and seconded, the Board unanimously approved appointing Dylan Zollinger to the office of District Chair.

Election of District Vice Chair

Upon a motion duly made and seconded, the Board unanimously approved appointing David Wilson to the office of District Vice Chair.

Election of District Treasurer

Upon a motion duly made and seconded, the Board unanimously approved appointing Dylan Zollinger to the office of District Treasurer.

Election of District Clerk/Secretary

Upon a motion duly made and seconded, the Board unanimously approved appointing Breanne Corckett to the office of District Clerk/Secretary.

Election of Recording Secretary

Upon a motion duly made and seconded, the Board unanimously approved appointing Emilee D. Hansen, from WBA, PC, as Recording Secretary.

Consider Approval of Agenda

The Board reviewed the proposed agenda for the meeting. Following discussion, upon a motion duly made by Mr. Zollinger, seconded by Mr. Wilson, the Board unanimously approved the agenda as presented.

Public Comment

None.

Action Items

Engagement Letters

Approve Engagement of WBA, PC as General Counsel

Ms. Murphy presented the Engagement Letter with WBA, PC for Legal Services to the Board for consideration. Ms. Murphy and Mr. Russon are not independent as to the engagement, the Board is advised to have separate legal counsel review the engagement letter. Following review, upon a motion duly made by Mr. Zollinger, seconded by Mr. Wilson, and upon a vote unanimously carried, the Board approved the engagement of WBA, PC as General Counsel for the District.

Discuss Engagement of Accountant

Ms. Murphy and the Board engaged in discussion regarding engagement of a District Accountant. The Board directed legal counsel to obtain proposals for the Board to consider at a later meeting.

Discuss Engagement of District Engineer

Ms. Murphy presented the Proposal for District Engineering Services from The Connextion Group – Civil, LLC to the Board for consideration. Following review, upon a motion duly made by Mr. Zollinger, seconded by Mr. Wilson, and upon a vote unanimously carried, the Board approved the engagement of WBA, PC as General Counsel for the District.

<u>Discuss Engagement of Municipal Advisor</u>

Ms. Murphy and the Board discussed the need for a Municipal Advisor. The Board stated that when needed, proposals would be provided by the engaged Underwriter.

<u>Agreements</u>

Discuss Funding and Reimbursement Agreement with Benloch CPC, LLC,

Ms. Murphy and the Board discussed the Funding and Reimbursement Agreement with Benloch CPC, LLC. The Board requested legal counsel circulate a draft agreement for review.

Discuss Infrastructure Acquisition and Reimbursement Agreement with Benloch CPC, LLC

Ms. Murphy and the Board discussed the Infrastructure Acquisition and Reimbursement Agreement with Benloch CPC, LLC. The Board requested legal counsel circulate a draft agreement for review.

<u>Resolutions</u>

Adopt Resolution Adopting a Conflicts of Interest Policy

Ms. Murphy presented the Resolution Adopting a Conflicts of Interest Policy to the Board for consideration. Following review, upon a motion duly made by Mr. Zollinger, seconded by Mr. Wilson, and upon a vote unanimously carried, the Board adopted the resolution and policy.

Adopt Resolution Adopting Rules of Order and Procedure

Ms. Murphy presented the Resolution Adopting Rules of Order and Procedure to the Board for consideration. Following review, upon a motion duly made by Mr. Zollinger, seconded by Mr. Wilson, and upon a vote unanimously carried, the Board adopted the resolution.

Adopt Resolution Adopting Written Procedures Governing Electronic Meetings

Ms. Murphy presented the Resolution Adopting Written Procedures Governing Electronic Meetings to the Board for consideration. Following review, upon a motion duly made by Mr. Zollinger, seconded by Mr. Wilson, and upon a vote unanimously carried, the Board adopted the resolution.

Adopt Resolution Adopting a Public Records Policy

Ms. Murphy presented the Resolution Adopting a Public Records Policy to the Board for consideration. Following review, upon a motion duly made by Mr. Zollinger, seconded by Mr. Wilson, and upon a vote unanimously carried, the Board adopted the resolution and policy.

Adopt Annual Administrative Resolution

Ms. Murphy presented the Annual Administrative Resolution to the Board for consideration. Following review, upon a motion duly made by Mr. Zollinger, seconded by Mr. Wilson, and upon a vote unanimously carried, the Board adopted the resolution.

Approve Written Certification to State Auditor

Ms. Murphy presented the Written Certification to the State Auditor to the Board for consideration. Following review, upon a motion duly made by Mr. Zollinger, seconded by Mr. Wilson, and upon a vote unanimously carried, the Board approved the certification.

Authorize Trustees to obtain public surety bonds, as required, through the Utah Local Governments Trust in the amount of $5,000 for the District Treasurer

Ms. Murphy and the Board engaged in discussion regarding the requirements for public surety bonds for certain members. Following discussion, the Board directed legal counsel to obtain proposals for the required crime coverage.

Administrative Non-Action Items

Discuss Liability Insurance

Ms. Murphy and the Board engaged in discussion regarding liability insurance through the Utah Local Government Trust. Following discussion, the Board directed legal counsel to obtain a proposal for general liability.

Board Training – Open and Public Meetings Act & Training Required by state auditor for New Board Members

Ms. Murphy informed the Board members of the required annual board training by the state auditor, and under the Open and Public Meetings Act.

Adjourn

There being no further business to come before the Board and upon a motion duly made by Mr. Zollinger, seconded by Mr. Wilson, and unanimously carried, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

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Breanne Crockett
District Clerk/Secretary

The foregoing minutes were approved on the 18th day of September, 2025.